

WALPOLE PLANNING BOARD MINUTES OF FEBRUARY 19, 2015

A regular meeting of the Planning Board was held on Thursday, February 19, 2015 at 7:00 p.m. in the Main Meeting Room at Town Hall. The following members were present: John Conroy, Chairman; Richard Mazzocca, Vice Chairman; Edward Forsberg, Richard Nottebart, Margaret Walker, Town Engineer (7:25 p.m.).

Rockland Federal Credit Union: Dan Merrikin, Merrikin Engineering asked that the board determine the changes made to the original site plan by MassDOT be considered a minor modification. He also asked that the board endorse the site plans as presented which include the MassDOT changes. Mr. Conroy moved to determine the changes as presented to be a minor modification. Motion seconded by Mr. Forsberg and 4-0-0. Mr. Forsberg recommended there be a sign on the property showing traffic circulation. Mr. Conroy moved to endorse the mylars as presented and as per recommendation of Margaret Walker, Town Engineer. Motion seconded by Mr. Nottebart and voted 4-0-0.

Wisteria Ways II Subdivision: Mr. Conroy moved to extend the Subdivision Bond and Covenant for two years up to and including February 19, 2017 as requested by John J. Walsh, 11 Saddle Way, Walpole, MA. Motion seconded by Mr. Nottebart and voted 4-0-0.

Commerford's Corner Subdivision: Mr. Conroy read correspondence from Peter Commerford dated February 5, 2015 requesting the Planning Board to re-assess the issue of moving the NStar poles on Summer Street as a condition of completing the subdivision. He said that NStar had stated they would not move the poles as they were properly situated in the right of way. Mr. Conroy feels we need a letter from NStar stating their position before the board moves forward. Mr. Mazzocca agrees with him. Mr. Forsberg stated there is money in the bond to move the poles and now he doesn't need them moved. He feels we should keep half the money and put it toward something the town needs, such as road work. There are two poles after the poles in question that are quite scarred from being hit by truck mirrors, so possibly that money could be used to replace these poles.

Mr. Mazzocca feels we need Mr. Commerford to be at our meeting to discuss this. He suggested we write Mr. Commerford a letter to let him know that there is a possibility that the board will only release a portion of the money being held. The board agreed to do that.

7:16 p.m. Jim Johnson, Town Administrator was present with Liz Dennehy, Economic Development Director to discuss Ms. Dennehy's role as it pertains to the Planning Board. Mr. Nottebart and Mr. Mazzocca will meet with the Board of Selectmen regarding this.

Ms. Walker arrived at 7:25 p.m.

7:36 p.m. Kingswood Estates Continued Hearing: Atty. Gerald Blair, Sharon, MA stated he wants to go forward with a five member board and because Mr. Murtagh isn't present tonight he asked to continue to April 2, 2015, which he believes is the first meeting when a five member board will be present. Mr. Conroy asked if they are all set with the Zoning Board of Appeals and Atty. Blair stated they are in discussion with counsel. Mr. Forsberg asked if we should speak with town counsel about this and Mr. Conroy stated that it is up to Atty. Blair to come up with all the back-up we might need. Atty. Blair granted the board an extension of time up to and including May 31, 2015 on which to take action. Mr. Conroy moved to accept an extension of time up to and including May 31, 2015 as granted by the applicant's attorney, Gerald Blair. Motion seconded by Mr. Nottebart and voted 4-0-0.

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Mr. Conroy continued this hearing to April 2, 2015 at 7:29 p.m. Atty. Blair asked if the board were to hold a special meeting prior to April 2, 2015, he would like to be put on that meeting agenda rather than hold off until April 2nd. The board agreed.

7:44 p.m. Twins Realty Trust Site Plan Approval, Case No. 14-17 and Special Permit, Case No. 14-18 Continued Hearings: Atty. Blair stated he would like a five member board for these hearings and because Mr. Murtagh isn't present tonight he asked to continue to April 2, 2015. He granted the board an extension of time up to and including May 31, 2015 on which to take action for both applications. Mr. Conroy moved to accept an extension of time up to and including May 31, 2015 on which to take action on both the special permit and site plan approval applications. Motion seconded by Mr. Nottebart and voted 4-0-0.

Mr. Conroy continued these two hearings to April 2, 2015 at 7:30 p.m. and 7:31 p.m. respectively. Atty. Blair asked if the board were to hold a special meeting prior to April 2, 2015, he would like to be put on that meeting agenda rather than hold off until April 2, 2015. The board agreed.

7:47 p.m. Al Marhama Continued Hearing, Case No. 14-11: Mr. Conroy read a letter dated February 19, 2015 from Atty. Jay Peabody, Partridge, Snow & Hahn granting the board an extension of time on which to take action up to and including March 31, 2015 and also requesting that tonight's public hearing be continued. Mr. Conroy moved to accept an extension of time on which to take action up to and including March 31, 2015. Motion seconded by Mr. Nottebart and voted 4-0-0.

Mr. Conroy continued this public hearing to March 19, 2015 at 7:45 p.m.

Bill Hamilton, South Walpole questioned if the applicant requested an extension of time properly. Mr. Conroy stated he believes they did ask appropriately for both the continuance and the extension of time. He stated the applicant has also not submitted anything they were supposed to yet. Ms. Walker stated she has Capital Budget on March 19 and Mr. Conroy asked her to request the FinCom to put her on first.

Mr. Conroy reminded the people present that this hearing was continued to March 19, 2015 at 7:45 p.m.

Mr. Hamilton stated they have a continued hearing with the Board of Health scheduled for March 10 and asked if the Planning Board will go forward if the Board of Health says no. Mr. Conroy stated no.

It was moved, seconded and voted to adjourn. The meeting adjourned at 8:10 p.m.

Respectfully submitted,

John Conroy, Chairman

Accepted 3/19/15

